



Crosby Hill Drive | Camberley | Surrey | GU15 3TY





Crosby Hill Drive, Camberley, Surrey, GU15 3TY

Set within one of Camberley's established residential roads, this substantial five-bedroom detached family home offers approximately 2,500 sq ft of accommodation, complemented by a large double garage, generous driveway parking and a particularly private rear garden. Offered for sale with no onward chain, the property provides excellent space for family living together with scope for a new owner to update and personalise the home over time.

The ground floor offers an impressive amount of living space. A generous sitting room provides a more formal reception area, while the kitchen/breakfast room forms the everyday heart of the home and opens through to a superb family room overlooking the garden. French doors provide a natural connection outside, making this an ideal space for both family life and entertaining.

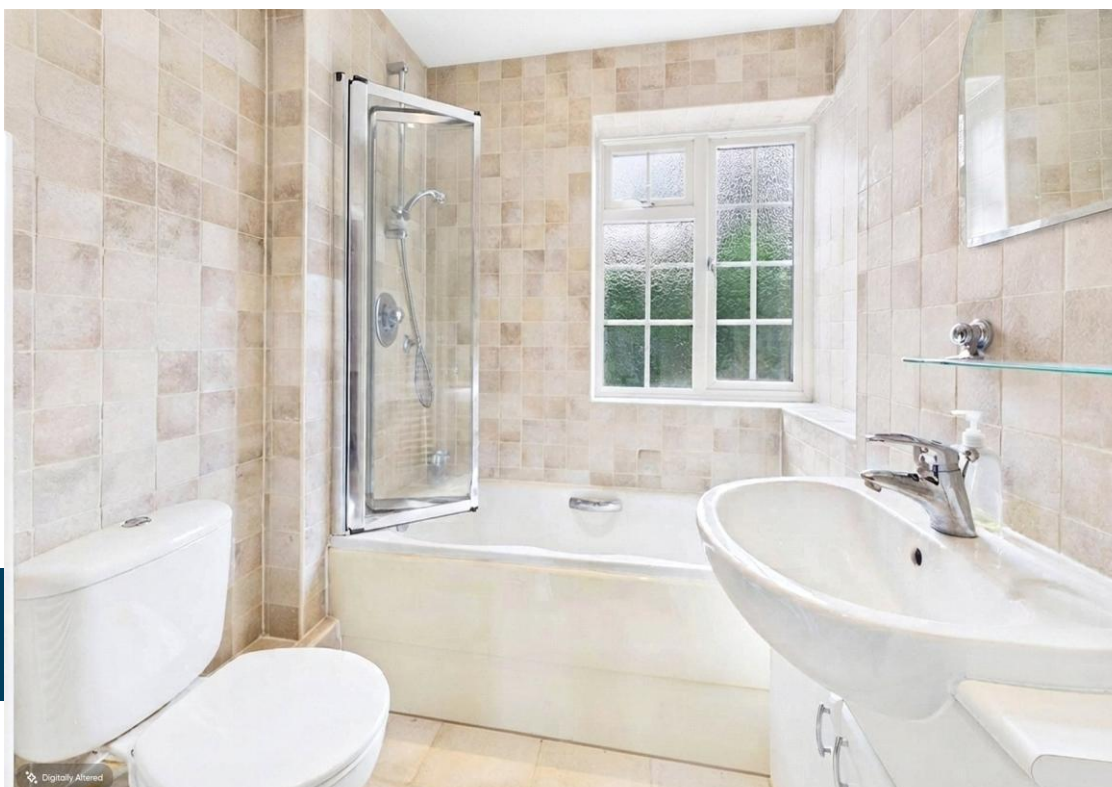
A separate study provides an excellent home-working space, while a utility/boot room and ground-floor cloakrooms add further practicality. The integral double garage is particularly generous and offers useful storage alongside secure parking.

Upstairs, the sense of space continues with five well-proportioned bedrooms. The principal bedroom is particularly impressive, extending to over 20ft and benefiting from fitted wardrobes and its own en-suite shower room. The remaining four bedrooms are served by two additional bathrooms, providing versatile accommodation for larger or growing families.

Outside, the property is approached via a substantial block-paved driveway providing ample off-street parking and access to the double garage. To the rear is a wonderfully secluded garden, predominantly laid to lawn and enclosed by mature hedging, creating a private setting with plenty of space for children, entertaining and outdoor living.

Crosby Hill Drive is conveniently positioned approximately one mile from Camberley town centre, with its wide range of shops, restaurants and leisure facilities. Camberley railway station is also within easy reach, while Farnborough Main provides faster services into London Waterloo. The area is particularly well served for schooling, with Crawley Ridge Infant and Junior Schools nearby, alongside a broad selection of highly regarded state and independent schools.



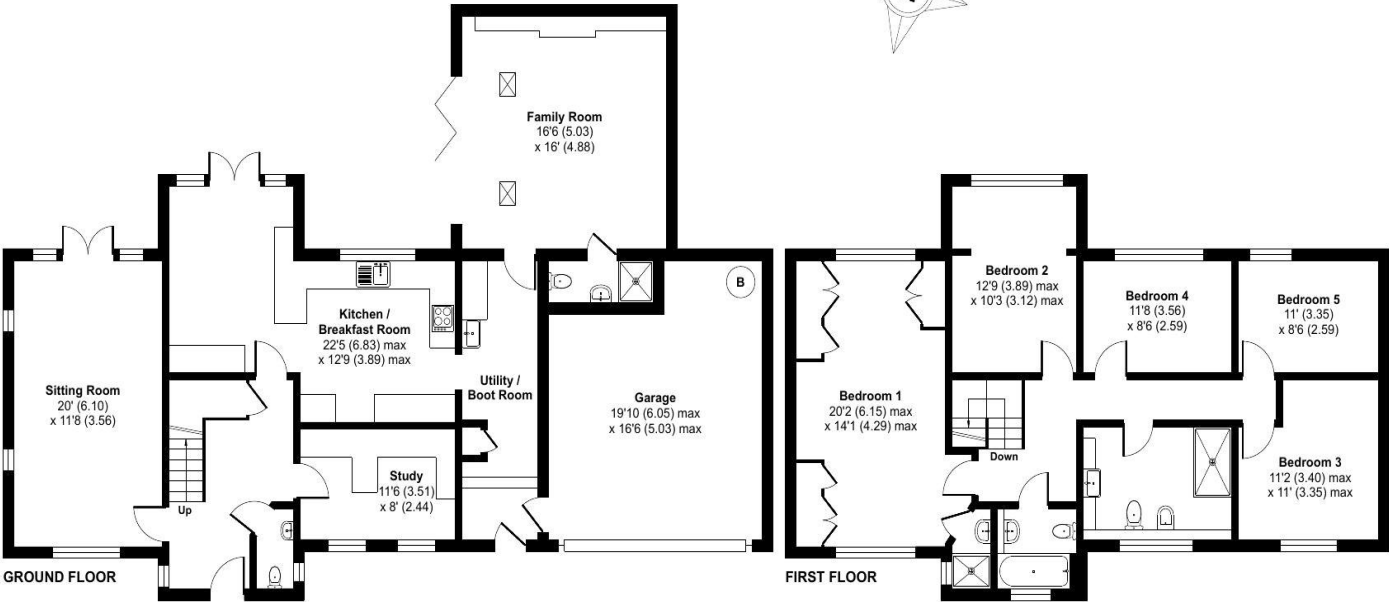




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Approximate Area = 2203 sq ft / 204.7 sq m
Garage = 297 sq ft / 27.6 sq m
Total = 2500 sq ft / 232.3 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents, REF: 1511130





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